



CASE STUDY - FLAT ROOF REFURBISHMENT - MAJOR RETAIL

WESTON FAVELL SHOPPING CENTRE Northampton



Works in progress—Below



Background

Weston Favell Shopping Centre on the outskirts of Northampton is home to around seventy shops and cafes on two levels under a continuous flat roof of approximately 20,000m² area.

Opened in 1974, the roof had undergone earlier refurbishments comprising separate areas of bitumen felt and EPDM membrane, but was found to be in need of a more comprehensive and effective whole-roof solution to roofing issues by the early 2020's.

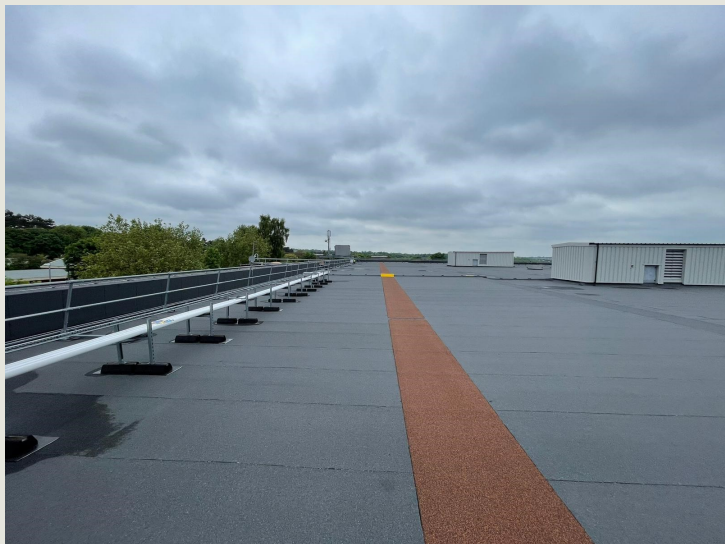
BBR Roofing were appointed to carry out the roof refurbishment in 2022, in a project involving the complete removal of the existing coverings down to the metal deck, and reinstatement with a Bauder bituminous waterproofing and thermally insulated system.

Carrying out the works over more than twelve months, BBR operated continuously over a live shopping centre, co-ordinating all deliveries, materials handling and logistics in a manner to cause minimal disruption to the centre's main retail activities.

Project size: 20,000M²

Waterproofing system: *Bauder;*

K4E Mineral cap sheet, torch-applied, Sprint DUO SA underlay, 120mm BauderPIR insulation—adhesive bonded, BauderTEC KSD FBS Vapour Control layer.



The main roof area was covered with a torch-applied charcoal grey Bauder mineral cap sheet , over a cold applied system incorporating self-adhesive vapour control layer and underlay with an adhesive bonded thermal insulation board.

The cold-applied components remove any risks associated with hot works on a profiled metal roof deck.

A dedicated walkway between access points to the roof was picked out with a contrasting red mineral cap sheet

In addition to the removal and reinstatement of the previous waterproofing systems, BBR carried a variety of ancillary works under the roof refurbishment contract.

These included;

- * Stripping and re-cladding 7No roof-top plant rooms with profiled sheet metal cladding.
- * 234 M&E units were relocated or removed.
- * 29 roof-lights were replaced with Bauder rooflights of a variety of sizes, including standard rectangular and 1800mm diameter circular profiles.
- * Supplied and installed free-standing perimeter guard-rails.
- * Installed new cable-trays on proprietary mounts.



"A textbook example of a high-quality system, expertly installed and professionally managed by BBR. The final outcome is a testament to everyone involved and ensures lasting peace of mind for the client and many tenants"

Bauder Regional Manager; Chris Lawford